

Judith Oprendeck Elmore

of 7 Sunset Terrace, Waterville, Maine 04901

~~XXXXXXXXXXXX~~ for consideration paid,

grant to

Mark A. Ford and Sandra J. Ford

of 50 Berry Road, Saco, Maine 04072

with warranty covenants, as joint tenants, the land in Kennebec

County, State of Maine, described as follows:

008576

TRANSFER
TAX
PAID

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

XXXXXXXXXXXXXXXXXXXX
wife of said grantor,

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
joins as grantor and releases all rights by descent and all other rights.

Y-3499

Witness my hand and seal this

1st

day of May

19 89

R. E. York

Judith Oprendeck Elmore
Judith Oprendeck Elmore

By [Signature], atty in fact

The State of Maine

Kennebec

ss.

May 1st

1989

Then personally appeared the above named

Judith Oprendeck Elmore

and acknowledged the foregoing instrument to be

her

free act and deed,

Before me,

Robert E. York
Justice of the Peace - Attorney at Law - Notary Public



EXHIBIT A

A certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, identified and shown on Plan of Sunset Terrace as lots numbered five (5), which plan is recorded in Kennebec Registry of Deeds Plan Book 20, Page 9. Corners and angles in the lines of said lots are marked by iron rods driven into the ground, as shown on said plan. Together with a right of way for all usual purposes in common with others over the street "Sunset Terrace" as laid out on said plan. This lot in two parts (hereinafter termed as one lot) is one of a subdivision of a tract of land acquired by H. C. Marden from Ella E. Graves by deed dated October 15, 1955 and recorded in Kennebec Registry of Deeds in Book 1005, Page 195.

The lot here conveyed is subject to the following restrictions which run with the land and apply to all lots shown on the said plan except lots "A" and One (1):

a. The land shall be used for residential purposes only and shall be occupied by a dwelling and appurtenances for not more than one family provided however that a garage for not more than two cars will be permitted. The dwelling and appurtenances shall cost not less than \$13,000.00 based upon labor and material market of June 1956.

b. No building or portion thereof shall be erected thereon or occupy any portion of the lot less than twenty (20) feet from the street line and less than ten feet from the line of the adjoining lot, provided however that the words "street line" as here used and applicable to lots two, four and nine means the straight portion of the street line (excluding the ends of the Y) extended.

c. The lot shall not be subdivided for resale.

d. The lot shall not be occupied by a house trailer.

e. No animals or birds except the usual domestic pets shall be kept on the premises.

For source of title, reference may be had to deed from Constance K. Finnegan to John J. Oprendeck, Jr. and Judith I. Oprendeck dated 1981 and recorded in the Kennebec County Registry of Deeds in Book 2390, Page 2. Reference is also had to Abstract of Divorce Decree between John J. Oprendeck and Judith I. Oprendeck dated March 12, 1986 and recorded in said Registry in Book 2920, Page 200.

RECEIVED KENNEBEC SS.

1989 MAY -3 PM 2:18

ATTEST: *Theresa Ruth Menn*
REGISTER OF DEEDS